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MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING

July 9, 2015

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meetings held on June 25, 2015.
3. Public Comment
4. Case Number 15 ZBA-04/Paragon Variations and Subdivision
Request to amend a previously approved parking space variation, to maintain a previously approved parking setback variation, for a variation from sign height requirements and for a three lot subdivision for property commonly known as 624 N. York Street (PIN's 03-35-204-009 & 012), said property being wholly located within the C3 General Commercial District.
Public Hearing – All properties within 500 feet have been notified.
5. Case Number 15 P-08/City of Elmhurst Text Amendment
Request to amend the text of the Elmhurst Zoning Ordinance Chapter 22, Article XII, Section 22.285 to allow fences in the front and corner side yards to be four (4) feet in height provided that they are more than seventy-five (75) percent open, and a request to amend the text to require a ten (10) foot sight triangle for fencing at alleys and driveways.
Deliberation- Public Hearing held June 25, 2015.
6. Case Number 15 P-10/ Lizzy Lift Conditional Use Permit
Request for a Conditional Use Permit for the purpose of utilizing the property commonly known as 185 S. York Street as an office.
Deliberation- Public Hearing held June 25, 2015.
7. Case Number 15 P-11/Lofchie Map Amendment
Request for a Map Amendment from R1 and O1 to C2 for the purpose of constructing a commercial building on property commonly known as 251-265 North Route 83.
Deliberation- Public Hearing held June 25, 2015.
8. Other Business

Commission Members Present: Callaway, Corrado, McCoyd, Mushow, Rose, Uditsky, Warnke
Whistler

Commissioner Members Absent: Torcasso

City Staff Present: Franz, Kopp

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes of June 25, 2015. Commissioner Corrado moved to approve the minutes of the June 11, 2015 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Mushow seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler explained that the Public Comment agenda item is for anyone to speak on any matter, but that comments will not be included in the public record for a specific case on an agenda. There was no public comment.

Chairman Whistler announced that deliberation of Case 15 P 11 is being postponed until July 23, 2015, and that the applicant is meeting with neighboring property owners to discuss the case.

Chairman Whistler opened the public hearing for Case # 15 ZBA-04, which is a request by Paragon Elmhurst LLC to amend a previously approved parking space variation, to maintain a previously approved parking setback variation, for a variation from sign height requirements and for a three lot subdivision for property commonly known as 624 N. York Street. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. This case will be deliberated on July 23, 2015.

Chairman Whistler opened the deliberation for Case # 15 P 08. This is a request to amend the text of the Elmhurst Zoning Ordinance Chapter 22, Article XII, Section 22.285 to allow fences in the front and corner side yards to be four (4) feet in height provided that they are more than seventy-five (75) percent open, and a request to amend the text to require a ten (10) foot sight triangle for fencing at alleys and driveways. After discussion of the proposed text amendment, it was requested that Staff provide additional information on fence regulations in nearby communities.

Chairman Whistler opened the deliberation for Case # 15 P 10. This is a request for a Conditional Use Permit for the purpose of utilizing the property commonly known as 185 S. York Street as an office. After discussion of the Standards for Conditional Use Permits as they relate to this request, Commissioner Rose moved to approve the request. Commissioner Corrado seconded the motion and the Commission voted 8-0 to approve the request as presented.

The meeting was adjourned at 8:30 P.M.

Submitted by: Eileen Franz AICP, Assistant Planning and Zoning Administrator